



Southend Road, Howe Green , Essex CM2 7TE
Guide price £795,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

AVAILABLE WITH NO ONWARD CHAIN... A beautifully modernised & immaculately presented 2,100 sq. ft (approx) detached home with large garage and a spacious summerhouse/games room (perfect for socialising, entertaining and sleepovers). Set in the sought-after village of Howe Green and offered with no onward chain. This light, airy home features a spacious lounge with wood-burning stove and bi-fold doors to the conservatory, an art room/workshop and a 28'3 modern kitchen/breakfast room with utility room. A separate dining room offers flexibility as an office or fifth bedroom, complemented by a luxurious ground-floor shower room. Upstairs are four generous bedrooms, including a main suite with walk-in wardrobe and en-suite, plus a family bathroom. The landscaped rear garden includes a pond, fruit trees, summerhouse/bar with utilities, multiple patios, and two large sheds. While the front provides ample driveway parking. Energy rating D.



LOCATION

Howe Green is a delightful village situated just 3 miles from Chelmsford, offering excellent access to local amenities, schools, and major transport links. This property is ideal for families or professionals seeking a convenient and versatile home in a peaceful setting, with ample space for both living and working.

FIRST FLOOR

Landing

Bedroom 14'2 x 12'2 (4.32m x 3.71m)

Ensuite Shower Room 9'2 > 5'11 x 6'1 (2.79m > 1.80m x 1.85m)

Bedroom 17'9 > 10'2 x 8'9 (5.41m > 3.10m x 2.67m)

Bedroom 12'2 x 11' (3.71m x 3.35m)

Bedroom 8'7 x 8'4 (2.62m x 2.54m)

Bathroom 8'11 x 5'11 (2.72m x 1.80m)

GROUND FLOOR

Porch 6'7 x 5'7 (2.01m x 1.70m)

Entrance Hall

Lounge 21'2 x 12'5 (6.45m x 3.78m)

Kitchen/Breakfast Room 28'3 x 10'3 (8.61m x 3.12m)

Dining Room/Snug 12'5 x 10'2 (3.78m x 3.10m)

Conservatory/Garden Room 17' x 12'8 (5.18m x 3.86m)

Art Room 13'4 > 10'3 x 11'5 (4.06m > 3.12m x 3.48m)

Shower Room 7'11 x 6'8 (2.41m x 2.03m)

Cloakroom

Utility Room 11'9 x 6'1 (3.58m x 1.85m)

EXTERIOR

Rear Garden

Garage 26'10 x 12'11 (8.18m x 3.94m)

Summerhouse/Games Room 18'8 x 16'11 > 13'5 (5.69m x 5.16m > 4.09m)

A perfect area for socialising, entertaining and sleepovers.

Two Timber Sheds 12' x 8' (3.66m x 2.44m)

Front

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.









